172.0	0002	0008.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 819,200 / 819,200
					USE VALUE: 819,200 / 819,200
					ASSESSED: 819,200 / 819,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POJASEK ROBERT B/LAJOIE GERALD
Owner 2:	TRS/LAJOIE-POJASEK TRUST
Owner 3:	
Street 1:	33 WILBUR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POJASEK ROBERT B -
Owner 2:	LAJOIE GERALDINE M -
Street 1:	33 WILBUR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1992, having primarily Vinyl Exterior and 2018 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6141.000	396,200		423,000	819,200
Total Card	0.141	396,200		423,000	819,200
Total Parcel	0.141	396,200		423,000	819,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.95 /Parcel: 405.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113745

GIS Ref

GIS Ref

Insp Date 07/21/18

!13292!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	396,200	0	6,141.	423,000	819,200		Year end	12/23/2021
2021	101	FV	385,300	0	6,141.	423,000	808,300		Year End Roll	12/10/2020
2020	101	FV	385,400	0	6,141.	423,000	808,400	808,400	Year End Roll	12/18/2019
2019	101	FV	300,100	0	6,141.	416,900	717,000	717,000	Year End Roll	1/3/2019
2018	101	FV	309,900	0	6,141.	320,200	630,100	630,100	Year End Roll	12/20/2017
2017	101	FV	309,900	0	6,191.	302,900	612,800	612,800	Year End Roll	1/3/2017
2016	101	FV	309,900	0	6,191.	278,600	588,500	588,500	Year End	1/4/2016
2015	101	FV	304,400	0	6,191.	260,500	564,900	564,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:40:19

LAST REV

Date	Time
06/25/19	11:14:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POJASEK ROBERT	39214-222		5/16/2003	Family	10	No	No		
HERRING CONSTRU	22847-262		1/21/1993		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	113745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2019	370	Alterati	12,200	C				
4/4/2000	268	Alterati	10,000	C				3 SEASON PORCH OVE

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Measured	197	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
12/15/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6141		Sq. Ft.	Site		0	70.	0.98	6									422,962						423,000	

Total AC/HA:	0.14098	Total SF/SM:	6141	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,962	Spl Credit		Total:	423,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23463249
Const Adj.:	0.99594003
Adj $ / SQ:	172.147
Other Features:	103708
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474439
Depreciation:	78282
Depreciated Total:	396156

COMMENTS

NEW HOUSE 1992-SUBDIVISION FROM 145 WOLLASTON AVE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

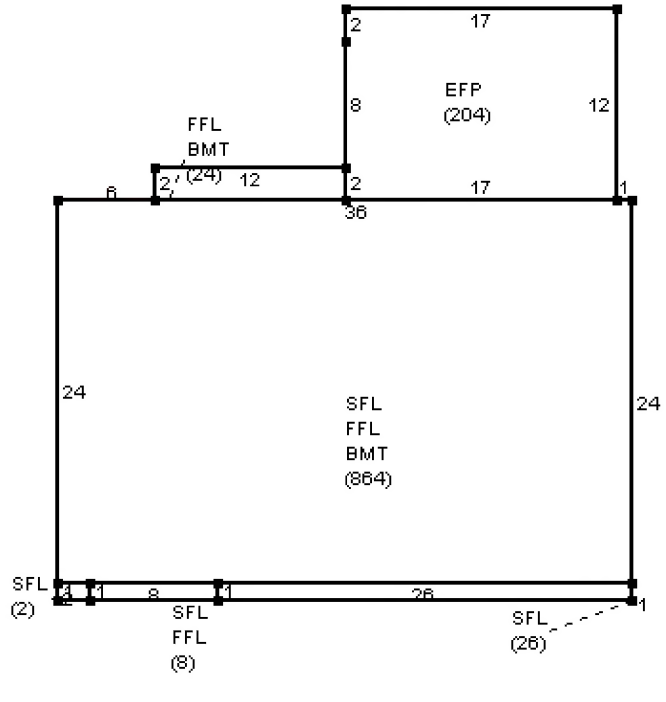
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.15
Special Features:	0	Val/Su Net:	137.19
Final Total:	396200	Val/Su SzAd	220.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	172.150	154,932
FFL	First Floor	896	172.150	154,244
BMT	Basement	888	60.040	53,312
EFP	Enclos Porch	204	40.410	8,243

Net Sketched Area:	2,888			Total:	370,731
Size Ad	1796	Gross Area	2888	FinArea	2018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: